

Guide Price: £145,000 Share of Freehold – Ideal investment (5.8% gross yield on current rent) or first time purchase

Conveniently located for the town centre and railway station this 1 bedroom top floor apartment has recently been re-decorated and benefits from a generous reception room, separate kitchen, double bedroom, bathroom and a carport.

Communal entrance hall with stairs to first and second floor, entrance lobby with cloaks cupboard, living room, bedroom, inner lobby with additional storage and doors to the kitchen and bathroom, carport and communal gardens

THE PROPERTY

Situated on the top floor this one bedroom apartment has been recently re-decorated and provides well presented accommodation throughout. The accommodation comprises entrance lobby with useful storage cupboard opening to the reception room which has a door to the double bedroom and inner lobby with further storage and door to the kitchen fitted with a range of wall and base units and from the inner lobby a door to the bathroom.

OUTSIDE

There are well kept communal grounds to the front of the property with access to the rear and the carport.

LOCATION

Centrally located the property is conveniently placed for Newbury town centre with its extensive range of shopping and leisure amenities. The railway station is also close by with links to London (Paddington) in approximately 60 minutes.

DIRECTIONS

From the Robinhood roundabout in Newbury proceed south on the A339. At the second roundabout by Halfords take the first turning on the left and at the mini-roundabout proceed straight over into Queens Road and continue to the end. Turn left into Boundary Road where Grange Court will be found on the right hand side.

COUNCIL TAX

We have been informed by West Berkshire District Council that the property is in **Band B** with tax payable of £ 1,444.15 for the period 2019/2020.

SERVICE CHARGE

We are advised the service/maintenance charge is £840 per annum. This includes building insurance. We are advised there are 90 years remaining on the lease (legal costs only apply to renewing the lease).

VIEWING

By strict appointment with the vendors Sole Agents Brunsden Associates. **01635 255501 property@brunsden.com www.brunsden.com**

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsden Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.

N.B. Some older properties may have asbestos bearing materials, please rely on your surveyor's advice.









Energy Performance Certificate



Flat 12 Grange Court, Boundary Road NEWBURY RG14 7PH

Date of assessment: Date of certificate: Reference number: Dwelling type:

41 m² Type of assessment: Total floor area:

18 November 2011 21 November 2011 8994-3489-5329-1496-4993 RdSAP, existing dwelling Top-floor flat

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Potential 52 EU Directive 2002/91/EC Current 38 Environmental Impact (CO₂) Rating n. Not environmentally friendly - higher CO; emission Priendly - Jower CO, em England & Wales ပ m 4 Very envelo (95 plus)

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	596 kWh/m² per year	423 kWh/m² per year
Carbon dioxide emissions	4.3 tonnes per year	3.1 tonnes per year
Lighting	£38 per year	£25 per year
Heating	£412 per year	£249 per year
Hot water	£105 ner vear	£105 ner vear

You could save up to £176 per year

costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel because fuel prices can change over time and energy saving recommendations will evolve.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance. Remember to look for the energy saving recommended logo when buying energy-efficient products on the market







